



C/O COMMUNITY DEVELOPMENT DEPARTMENT  
345 NORTH EL DORADO STREET – PERMIT CENTER  
STOCKTON, CA 95202-1997 (209) 937-8266



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**PLANNING COMMISSION MEMBERS**

Salvador Lauron, Chair (Dist. 6)  
Emily Bruce, Vice Chair (Dist. 2)  
Diana Lowery (At-Large)  
Frank Cusumano (Dist. 4)

**PLANNING COMMISSION MEMBERS**

George Lucas (Dist. 5)  
Ashland O. Brown (Dist. 3)  
Christopher Kontos (Dist. 1)

## **PLANNING COMMISSION AGENDA**

### **REGULAR MEETING**

**DATE/TIME:** THURSDAY, SEPTEMBER 25, 2003 AT 7 P.M.

**LOCATION:** COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL,  
425 N. EL DORADO STREET, STOCKTON, CA

- A. PLEDGE TO THE FLAG
- B. ROLL CALL
- C. CONSENT ITEM(S): D-1 and F-1

Agendas can be viewed on the City of Stockton web site [www.stocktongov.com/CD/pages/planning.htm](http://www.stocktongov.com/CD/pages/planning.htm)  
Copies of staff reports are available upon request.

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:** State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

**NOTE:** All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is needed, it shall be the responsibility of the person(s) needing one.

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**CONSENT ITEMS:** Information concerning the consent items listed above have been forwarded to the Planning Commission prior to the meeting. Unless a Planning Commissioner or member of the audience has a questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.

#### **D. MINUTES**

#### **CONSENT**

1. Approval of the minutes for the meeting of September 11, 2003.

#### **E. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

##### **TENTATIVE SUBDIVISION MAPS**

- E-1)** Public hearing regarding the request of A.G. Spanos Construction Company, Inc., for a tentative map to subdivide a 17.69-acre site into seven lots for office development, for property located on the south side of Eight Mile Road, west of I-5 and east of Trinity Parkway in Spanos Park West (TM24-03).
- E-2)** Public hearing regarding the request of Henry and Lydia Garcia, Trust, for:
- a) Approval of an Addendum/Initial Study (IS25-03) to a previously-certified Final Environmental Impact Report (FEIR2-86), as amended, and the adoption of modified "Findings and Mitigation Monitoring Reporting Program for the Weston Ranch Residential Project"; and
  - b) Tentative map to subdivide a 13.9±-acre parcel into 66 lots and designate a 1.23-acre site as a remainder, for property located east of McDougald Boulevard between Henry Long Boulevard and French Camp Road (TM25-03-Cornerstone II).
- E-3)** Public hearing regarding the request of Fairchild Ghio, Ltd., for a tentative map to subdivide a 0.5-acre lot into four parcels for property located at the southwest corner of Wait and Harvey Avenues (TM26-03).

#### **F. USE PERMITS**

- E-4)** Public hearing regarding the request of Cal Sierra Leasing, Inc., et al., for:
- a) Approval of a proposed Negative Declaration/Initial Study (IS24-03) for a Use Permit; and
  - b) Use Permit to construct a truck trailer storage lot with an office and shop for property located at the southwest corner of Anderson Street and Stockton Street (UP70-03).
- E-5)** Public hearing regarding the request of Randy and Tonya Gonzales for a Use Permit to expand the capacity of an existing family child care home from eight to 14 children at 1216 Henry Long Boulevard (UP76-03).
- E-6)** Public hearing regarding the request of Beck Development Company, Inc., for a Use Permit to construct and operate a two-phase residential mini-storage facility, for property located on both sides of a private street, 150 feet south of Hammer Lane and west of Kelley Drive (UP77-03).

- E-7)** Public hearing regarding the request of April Davis for a Use Permit to expand the capacity of an existing family child care home from eight to 14 children at 9538 Battlevue Court (UP82-03).

**F. OTHER BUSINESS**

- CONSENT F-1) HOME OCCUPATION REVIEW - ONE YEAR: HARBHAJAN SINGH AND HARDEEP SINGH DHILLON (HOP81-02)** – Business office for a trucking company with no on-site customers, storage of merchandise, non-resident employees or trucks at 1818 Chambord Drive.
- F-2) USE PERMIT REVIEW (ANNUAL YEAR): SUNG U. AND YOUNG OH (UP46-97)** – Use Permit for an indoor/outdoor flea market with the on-sale of beer and wine, indoor/outdoor live entertainment, an arcade and a seven day per week used appliance store at 2542 and 2546 South El Dorado Street.

**G. COMMUNICATION**

**H. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

1. Status of Key Pending CDD/Planning Programs/Projects.
2. General Plan Action Team update/discussion.

**I. COMMISSIONER'S SUGGESTION**

**J. AUDIENCE PARTICIPATION**

For any person wishing to address the Planning Commission on any planning matter not on the printed agenda.

**K. COMMISSIONER'S RESPONSE**

**L. ADJOURNMENT**

The next meeting of the Planning Commission is scheduled for October 9, 2003.

JAMES E. GLASER, SECRETARY  
CITY PLANNING COMMISSION